

# Growthland

Name recently changed from Agri-Management Services

**4,000 Head Finishing Site  
6.72 Acres M/L  
Crawford County, IA**

**Sealed-Bid Auction**  
Bids Due by August 22, 2022  
Bid-Off on August, 24, 2022



**Open House Dates:**  
Wednesday, August 17, 2022 11 AM—2 PM  
Monday, August 22, 2022 11 AM—2 PM

### Property Overview

- Two 41' x 408' Buildings with a Bio secure entrance with showers and laundry, a connecting hallway has permanent enclosed loading chute.
- 4,000 Pig Space Feeder-to-Finish Site on 6.72 acres M/L in Crawford County
- Well maintained with routine maintenance and improvements. Recent upgrades include:
  1. NEW Room controllers in 2013
  2. Gating and Feeder upgrade in 2015
  3. NEW Roof steel in 2017
  4. Auto Transfer Switch in 2018
- Manure Management Plan and manure agreements to surrounding cropland available for prospect to review.
- Good opportunity to purchase existing sites in area accessible to several Midwest integrators and packers!

#### Sale Method:

Sealed-bid auction. Bids are due by **Monday, August 22, 2022 at 5 PM** (CST) to Seller's Agent—Growthland. Selected bidders will be invited to a "Bid—Off" on **Wednesday, August 24th at 10 AM** at a location to be determined. **Bids will be dollars per space** and will be multiplied by the number of pig spaces to determine the total sales price. Sellers reserve the right to refuse any or all bids or accept a bid prior to Auction Date.

#### Terms:

Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing. Target closing date within 45 days of the date of the auction. Prospects will be provided an opportunity to review any manure agreements, etc. prior to the date of the auction.

#### Conditions:

This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is", any manure on site would be buyer responsibility based off any current manure agreements in effect. Septic will be inspected by Seller with Buyer accepting "As -Is". Any expenses post-closing are at the sole discretion of the buyer(s).**

#### Agency:

Growthland and their associates are Agents of the Seller.

### Contact Us:

5475 Dyer Ave, #141  
Marion, IA 52302  
Office: (319) 377-1143  
www.growthland.com

**Dale Kenne**  
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515-368-1313  
Dale@growthland.com

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## **Feeder-to-Finish Site**

4,000 Pig Spaces; 6.72 Acres



### **Site Upgrades**

**Truss Plates & Room Controllers—2013**

**Gating & Feeders—2015**

**Roof Steel—2017**

**Auto Transfer Switch—2018**

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<b>Crawford FTM Site</b>				
<b>Building Type:</b>	Gro Fin 1		Gro Fin 2	
<b>Year Built:</b>	2002			
<b>Size:</b>	41' x 408'		41' x 408'	
<b>Number of Rooms:</b>	2		2	
<b>Pig Spaces:</b>	1,000	1,000	1,000	1,000
<b>Interior Room Dimensions:</b>	40' x 200'	40' x 200'	40' x 200'	40' x 200'
<b>Pens per Room:</b>	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens	(9) 18'9" x 40' Pens with PreSort Layout (4) 10' x 18'9" Pens
<b>Office/WR:</b>	Buildings have Center BioSecure Entrance/Shower/Laundry/Office/WR			
<b>Pit Depth:</b>	8'	8'	8'	8'
<b>Ventilation:</b>	Power - Natural	Power - Natural	Power - Natural	Power - Natural
<b>Ventilation Controller:</b>	EXPERT PN110	EXPERT PN110	EXPERT PN110	EXPERT PN110
<b>Emergency System(s):</b>	Sensaphone Site Alarm - E Drop on South Building Curtain - Transfer Switch			
<b>Ceiling:</b>	Aluminum	Aluminum	Aluminum	Aluminum
<b>Flooring:</b>	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat	Concrete Gang Slat
<b>Feed System:</b>	Model 75/300 Flex TOTT	Model 75/300 Flex TOTT	Model 75/300 Flex TOTT	Model 75/300 Flex TOTT
<b>Feeders:</b>	16 -SS Wet-Dry Feeders	16 -SS Wet-Dry Feeders	16 -SS Wet-Dry Feeders	16 -SS Wet-Dry Feeders
<b>Waterers:</b>	22- SS Cups & WD Fdr	22- SS Cups & WD Fdr	22- SS Cups & WD Fdr	22- SS Cups & WD Fdr
<b>Load Out:</b>	Site Has connecting 8' x 75' Hallway with Enclosed Dock High Load out			
<b>Taxes:</b>	\$1,044.00			
<b>Upgrades:</b>	<p align="center"> <b>Truss Plates &amp; Room Controllers—2013</b>  <b>Gating &amp; Feeders—2015</b>  <b>Roof Steel—2017</b>  <b>Auto Transfer Switch—2018</b> </p>			

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## Photos

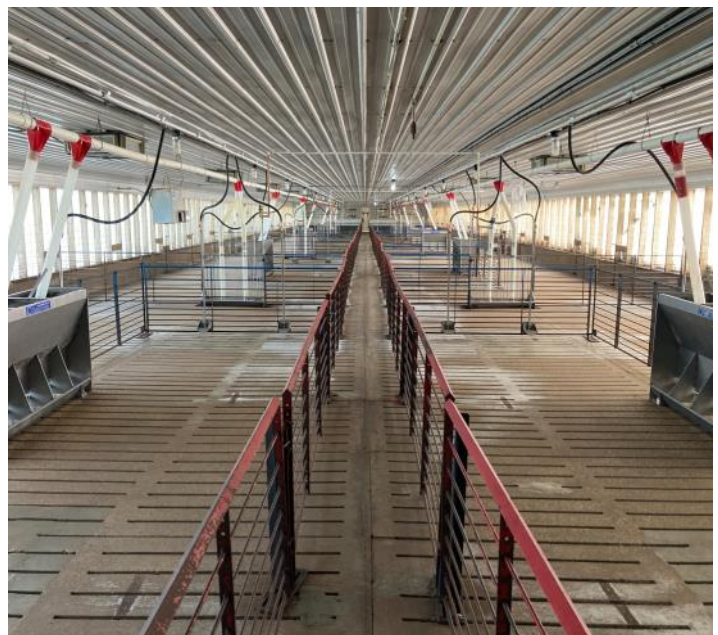


**4000 Head Finish Site**

**2—41' x 408' Finish Site**



**Shower/Laundry Entrance**



**Room View**

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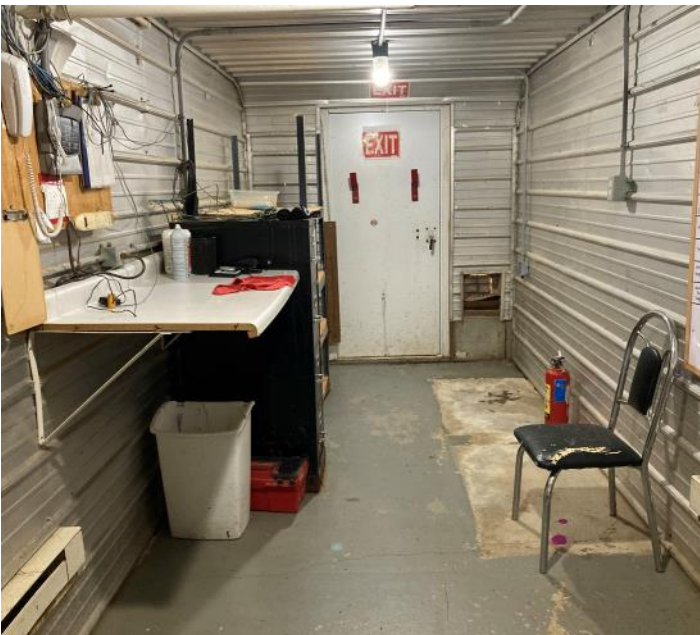
## Photos



**Room View**



**Room Controller**



**Office**



**Attached Load Out**

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